

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/36 Cheverton Road, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$950,000

### Median sale price

Median price \$1,435,000 Property Type House Suburb Lower Plenty

Period - From 01/01/2022 to 31/03/2022 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/21 Alexander St MONTMORENCY 3094	\$950,000	20/05/2022
2	246 Yallambie Rd YALLAMBIE 3085	\$950,000	15/06/2022
3	20 Amiet St GREENSBOROUGH 3088	\$894,000	18/06/2022

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/07/2022 15:12

1/36 Cheverton Road, Lower Plenty Vic 3093



 3  1 

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 499.498 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$870,000 - \$950,000

**Median House Price**

March quarter 2022: \$1,435,000

## Comparable Properties



**1/21 Alexander St MONTMORENCY 3094 (REI)** **Agent Comments**

 3  1  1

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 20/05/2022  
**Property Type:** House  
**Land Size:** 419 sqm approx



**246 Yallambie Rd YALLAMBIE 3085 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 15/06/2022  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx



**20 Amiet St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$894,000  
**Method:** Auction Sale  
**Date:** 18/06/2022  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx

**Account - Biggin & Scott** | P: 03 5628 1493



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